

# THE TOWN OF MCCLEARY COMPREHENSIVE PLAN

## PART TWO THE COMPREHENSIVE PLAN

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prepared by the  
Grays Harbor Regional Planning Commission

ADOPTED AUGUST 22, 1979

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COMPREHENSIVE PLAN

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## TABLE OF CONTENTS

	<u>Page</u>
INTRODUCTION	1
What is a Comprehensive Plan	1
Why is a Comprehensive Plan Needed	1
What are the Functions of the Plan	2
Policy Determination	2
Policy Effectuation	2
Communication and Education	3
Basis for Coordination	3
MCCLEARY's GOALS, OBJECTIVES, AND POLICIES	4
THE MCCLEARY LAND USE PLAN MAPS	16
RESIDENTIAL AREAS	
Urban Residential	18
Urbanizing Residential	18
Rural Residential	19
COMMERCIAL	19
INDUSTRIAL	20
OTHER DESIGNATIONS	
Forest/Open Space	21
Public/Semi-Public	21
THE CIRCULATION PLAN for MCCLEARY	
Definitions	22
Map	23

## INTRODUCTION

### WHAT IS A COMPREHENSIVE PLAN?

A comprehensive plan is an official document adopted by local government as a policy guide to decisions about the future physical development of the city. It indicates, in a general way, how the leaders of local government envision their community within the next 20 to 30 years.

The plan itself has three general characteristics. First, it is comprehensive: the plan encompasses all geographical and functional elements which have a bearing on the community's physical development. Second, it is general: the plan summarizes the major policies and proposals of the local government but does not indicate specific location or detailed regulations. And third, it is long-range: the plan looks beyond present pressing issues to the problems and possibilities 20 to 30 years in the future.

### WHY IS A COMPREHENSIVE PLAN NEEDED?

The decisions of local government have a great deal of influence over the present and future development and functioning of the community. In fact, the local government is the only entity, either private or public, with both the opportunity and the responsibility to direct the overall development of the community. This is not to say that other governmental bodies and private financiers, developers, and citizens do not have a large effect on individual decisions. It is only that the local governmental body is the only body to have the responsibility to coordinate the community's future.

So it may avoid making decisions based only on the particulars of each situation and conflicting with each other, the local government needs an instrument which establishes long-range, general policies for the physical development of the community in a coordinated and unified manner and which can be continually referred to in deciding current development issues.. The comprehensive plan is such an instrument.

Additionally, the comprehensive plan has become a requirement before receiving funds under some Federal programs.

#### WHAT ARE THE FUNCTIONS OF THE PLAN?

##### Policy Determination:

In developing a comprehensive plan, the legislative body agrees upon a coherent set of policies. This process has two functions. First it forces the legislators to look at the "big picture," to step away from the current pressing issues to develop their overriding goals for the city or town. And second, this process allows the legislators to make explicit those policies which have implicitly been guiding their decisions so that those policies may be viewed critically and subjected to the democratic process.

##### Policy Effectuation:

The comprehensive plan provides a practical working guide for everyday decisions and a basis for various implementative devices. There are two types of legislative decisions affected by the comprehensive plan: (1) those specifically designed to implement the plan, and (2) those requiring legislative action and which should be judged in light of the plan. Included in the former are the zoning ordinance, subdivision regulations, and the capital improvement programs. These originate essentially from the city's staff but must flow from those policies contained within the legislative body's comprehensive plan. Included in the latter category are rezoning cases, use permits and variance applications, subdivision plats, and street closings.

Those decisions in the first category are based directly on the content of the comprehensive plan, while the second category of decisions are weighed in light of the comprehensive plan and are often mediated by the implementative devices contained in the first category. For example, conditional use permits are granted on the basis of requirements contained in the zoning ordinance which is in turn based directly on the comprehensive plan.

#### Communications and Education:

The comprehensive plan communicates to the general public and to the city's staff so that the public, private developers, business people, financial institutions, and others can anticipate the actions of the legislative body. They are then better able to plan for their own developments, knowing the probable response to their proposals in advance.

In addition, the comprehensive plan can educate its readers--the public, the business community, and the staff, as well as the legislative body itself--to the workings, conditions, and issues within their city both currently and in the future. This education can help to arouse interest within the community about that community's affairs and to increase the participation of the citizenry in government.

#### Basis for Coordination:

By providing a general comprehensive statement of the legislative body's policies and goals, the plan serves as focus and directive for the coordination of the efforts of the various programs and policies of the various departments within the community government.

In addition to the above functions, the comprehensive plan provides a comprehensive means for the planning commission and the planning staff to supply advice to the legislative body; it fulfills certain prerequisites for funding under some federal programs; it can serve as a basis for coordination between various agencies and the local government; and it serves as a guide to the courts when deciding on the validity of the community's implementative devices and legislative decisions.

**McCLEARY'S GOALS, OBJECTIVES, AND POLICIES**



It was the responsibility of the Planning Commission and staff to respond to needs as presented in Part I by examining various growth alternatives open to residents in the area. These alternatives included:

- 1) Taking no action.
- 2) Encouraging future growth to occur within the boundaries of the City.
- 3) Encouraging growth to temporary housing areas which, upon completion of the power plant, could be returned to its former use or to any other needed use.
- 4) Limiting the amount of growth occurring within the area through planning policies.
- 5) Directing growth over a broad area so that development is not concentrated in any particular area.

The McCleary Town Council settled upon policies closely supporting alternative 2 after examining all options. Briefly, McCleary's Land Use Plan:

- 1) Encourages growth to occur in-Town where facilities (water and sewer) exist and discourages development where facilities do not exist.
- 2) Encourage manufacturing diversification and settlement of clean industry.
- 3) Encourages establishment of senior citizen residential facilities for those on fixed-incomes desiring to stay in the area.
- 4) Develops policies designed to maintain the many adequate services now enjoyed by Town residents.

In the context of this document certain words have specific meaning. The following words are defined so that the reader may more exactly understand its intent.

1. May, Should, Shall:

- (a) May: indicates that some action might be undertaken if the official body, after viewing the evidence, decides it is useful or desirable and in keeping with this plan. It does not, however, confer any obligation to undertake or permit the action.
- (b) Should: indicates that a particular action will be done unless the official body finds a compelling reason against it.
- (c) Shall: indicates a mandate; i.e. the particular action must be done.

2. Goals, Objectives, Policies:

- (a) Goals: are the general statements of the desired long-term future end- states towards which the plan aims.
- (b) Objectives: are the statement of the desired short-term and measurable aims of the plan; these aims reinforce and lead to the goals.
- (c) Policies: are directions for specific actions, both legislative and administrative, so that these actions reinforce the plan's goals and objectives.

Following the statement of Goals, Objectives, and Policies is a plan map which visually describes the overall intent of these statements. The map is not meant to define exact use locations; rather it simply shows the relationship between various uses on a general scale.

TOWN OF McCLEARY:  
PLANNING GOALS, OBJECTIVES, & POLICIES

- I. Overall Goal: To accommodate future growth pressures by providing for estimated present and future needs while preserving the small-town character of McCleary as much as possible.

Objectives:

1. To maintain the existing overall land use pattern which has resulted from previous planning and zoning programs.
2. To utilize development pressure created by the Satsop Project to achieve long-range goals and objectives.
3. To continue to encourage the area's growing role as a bedroom community for Thurston County and Harbor Area workers as long as McCleary's facilities can support such growth.

II. Long-Term Growth

Goal: To encourage at least a moderate level of general growth which does not over-burden planned facilities and to accommodate such growth in an orderly manner.

Objectives:

1. To encourage orderly development around the Town as well as in the Town in order to protect from overtaxing capital facilities.
2. To prepare, through policy, for a temporary population influx so that the slow-paced characteristics of McCleary are disturbed minimally.
3. To prepare for a 1990 population of 1600 to 1700 people as a result of economic development and movement from urban to rural areas.
4. To encourage development of economic activities which conform to growth policies outlined below.

Policies:

1. Future plans should be prepared for a 1990 in-Town population of 1770 persons.

2. Development accommodating future economic population growth is encouraged to occur, first, within Town boundaries either upon vacant lots or lots requiring renovation or restoration and, second, upon lands annexed when areas within Town cannot effectively accommodate additional growth.
  3. Annexation should occur only when:
    - (a) Residents or developers in proposed annexation have provided water and sewer facilities adequate to accommodate service needs of existing and potential activities in the annexation, and
    - (b) It is determined additional service demands will not be extended beyond capacity of Town residents to pay.
- or
- (c) The Town extends capital facilities to developments and determines it necessary to annex these lands in order to accomplish goals and objectives outlined within the Plan or in order to pay for these services.
4. Proposed developments in areas without adequate water, sewer, or transportation facilities should not be allowed unless it is determined that such developments will not have a negative impact upon existing developments or upon McCleary.
  5. The Town supports provision of temporary housing for workers on the nuclear plant construction project when:
    - (a) Such areas have access to sewage, disposal facilities which will not disrupt existing sewage collection service or existing water quality.
    - (b) The owner or developer of such areas submits a plan used to renovate the housing area once it has served its purpose and a time by which renovation will be complete.
    - (c) A performance bond, or some other means of assuring policies 1) and 2), is posted prior development, and
    - (d) Proposed development will not disrupt the character of adjacent residential properties.

### III. Physical Environment

Goal: To lessen negative impacts from needed future development upon McCleary's natural and rural environment to the greatest degree possible.

#### Objectives:

1. To develop policies which preserve natural habitats of fish and wildlife.

2. To protect development from areas of natural hazards.
3. To protect the natural, recreational, and visual amenities of the McCleary area.

Policies:

1. Only low density development (less than 4 units per acre) should occur on lands with slopes greater than 20% (1 foot rise per 5 horizontal feet) and only after the proposed developer has shown the Planning Commission that such grounds are capable of supporting the development without endangering life or property.
2. Clear cut activity on hillsides shall be allowed after a reclamation or reforestation impact statement has been submitted. The objective of such a statement is to assure that increased run-off resulting from cutting activities will not negatively impact existing water resources or development.
3. Development should be directed upon soils having high capacity to support building foundations.
4. Development upon soils having poor capacity to support building foundations shall be allowed only after it is determined that such soils are capable of holding proposed development.
5. Development negatively affecting natural drainage should be discouraged.
6. Development upon soils with severe septic field limitations should not occur without sewer facilities or without determination that potential impacts from such development are insignificant. The developer may be requested to finance an engineer inspection to make such determination.

Land Use Goals

IV. Commercial

Goal: To promote and maintain economically viable commercial activity primarily serving McCleary area residents.

Objectives:

1. To maintain the role of the Town's Central Business District (C.B.D.) as the major place to conduct retail business in McCleary.
2. To encourage development of commercial establishments which will provide greater competition between local businesses.
3. To allocate adequate amounts of land necessary to expand commercial services which meet local needs.

Policies:

1. The gradual expansion of the commercial center of the city should be anticipated and permitted as the demand develops.
2. Strip commercial development along Simpson Avenue should be discouraged.
3. Area-wide commercial development should, as much as possible, be contained within municipal boundaries.
4. The siting of various types of commercial uses should consider whether:
  - (a) The site is appropriate for the use.
  - (b) Adequate traffic circulation facilities exist to support the activity.
  - (c) Adequate parking is provided or available.
  - (d) The use is generally compatible with adjacent uses.
5. Future commercial establishments shall be constructed and operated so as not to disrupt the small-town character of the McCleary area.
6. Commercial establishments serving the customary needs of travelers or those requiring large amounts of land for establishment shall be encouraged to develop around areas of access to State Highway 8.

V. Industrial

Goal: To increase McCleary's economic diversity by encouraging suitable industry to settle in suitable locations.

Objectives:

1. To determine suitable locations for new industry which will provide minimal disruption to existing areawide land use patterns.
2. To select areas for future industrial use which:
  - ensure short commuting distances for those employed,
  - utilize existing public services, and
  - provide adequate expansion possibilities.

Policies:

1. Future industrial developments shall be located so as not to over-burden planned water, sewer, or transportation facilities.
2. Industrial activities should be developed adjacent existing industrial lands where possible, and in areas which will not hinder or annoy commercial and residential developments.
3. The potential for industrial expansion in northern areas of McCleary already zoned "manufacturing" should be pursued.

VI. Residential

Goal: To maintain a balanced and an efficient residential pattern in the McCleary Area.

Objectives:

1. To accommodate expected future residential development, first, within Town's limits.
2. To coordinate Town and County zoning activities thereby insuring compatible residential character throughout the area.
3. To encourage, first, residential development in areas having appropriate levels of street, sewer, and water services.

Policies:

1. The primarily single-family, low density character of McCleary should be preserved. Specifically, single-family housing shall predominate south of Fir Street, north of Beck Street and west of 7th Street.
2. Mutli-family structures should be concentrated adjacent the Town's commercial center and main thoroughfares.
3. Residential development shall not exceed a density of 9 units per acres or 15 units per block in any area of McCleary.
4. Mutli-family developments are encouraged to set adjacent existing mutli-family development, primarily in areas immediately west and north of the central commercial area.
5. All future multi-family development should be developed in a manner that will improve or maintain the character and appearance of surrounding neighborhoods.
6. Mobile home development may occur in single-family and mutli-family areas provided each mobile home is treated as a single-family residence in all ordinances.
7. All residential development should occur in areas adequately served by water, sewer, and transportation facilities and where further development will not create strains upon these facilities.
8. Low density development (development with less than 4 units per acre) may occur in areas outside urbanizing lands provided:
  - a) such development meets other policies discussed within the plan, and
  - b) such development will not negatively impact Town facilities or residential areas.

VII. Housing

Goal: To provide a housing supply adequate to meet needs of expectant populations of all age groups.

Objectives:

1. To provide low cost residential opportunities to elderly persons who wish to remain Town residents but lack financial resources to do so.
2. To encourage renovation of old and dilapidating dwellings where economically viable.



3. To encourage construction of housing which will shelter in-migrating families and individuals and which will meet long-range housing needs.
4. To allow for temporary housing areas which will not conflict with other uses or objectives in the Plan.

Policies:

1. The Town should actively seek funds which will support the development of special housing for senior residents of McCleary who are no longer financially or physically able to maintain their household. The purpose of such housing will be to allow elderly persons to remain Town residents as long as they desire.
2. Lower cost housing provided to the elderly age groups should be located adjacent downtown and basic services.
3. In-filling of vacant lots should be encouraged to a density of 15 units per block.
4. Further housing developments shall be encouraged to occur, first, within City boundaries and second, adjacent to City boundaries, thus, increasing the efficiency of City service delivery.
5. Where economically viable, the Town should encourage renovation of older housing provided it does not threaten the health, safety, or welfare of potential residents.
6. The Town should encourage in-Town development of as much as 44% more housing units by 1990 to adequately house expected populations.

VIII. Services and Facilities

Goal: To ensure provision of public services and facilities adequate to meet expected future population trends.

Objectives:

1. To ensure service to residents inside McCleary before servicing the needs of those residing outside Town.

2. To maintain high quality of police protections, fire protection, and the maintenance services that area residents have experienced in the past.
3. To improve and encourage pedestrian activity particularly within the Town's Center.
4. To improve health care delivery to areawide residents of all ages.

Policies:

1. All sewer and water improvement needs in the Town shall be met prior to meeting water and sewer needs of those residents outside Town.
2. All attempts shall be made between Town and County to coordinate growth policies to insure against overburdening existing water and sewer facilities.
3. Development standards should be established and incorporated which outline minimum water, sewer, and street standards for various uses. With these standards, developers prior development will be expected to fund additional facilities necessary to maintain existing service efficiency.
4. Potential development impacts upon the current, highly efficient police and fire services should be examined prior to approval of such development.

## THE MCCLEARY LAND USE PLAN MAP

In clarifying the goals, objectives, and policy statements just outlined, the land use plan map for the Town of McCleary and a suggested plan map for the McCleary area is provided on the following pages. The maps are intended to illustrate spatial relationships of uses defined in the policy statements. Both plan maps, the Town map and the area map, use the same classification of uses.

The designation of these classifications are for broad general areas, and the boundaries between each classification are transitions between the various uses. As such they should be interpreted in a flexible manner rather than a rigid line, unless specifically stated. The land use plan map of the McCleary area should be used in an even more general manner than the Town map, due to the relatively undeveloped nature of the unincorporated area.

Since conditions may occur which require minor changes in the particular pattern of uses, the criteria for designation under each classification is intended to permit such changes without an amendment to this document itself. Any major deviation, of course, should be made in the context of a plan amendment which considers all aspects of the proposal and its impact on features of the whole plan.






Following is a description of the uses designated on the land Use Plan maps and the policies and criteria for designating lands within such uses.

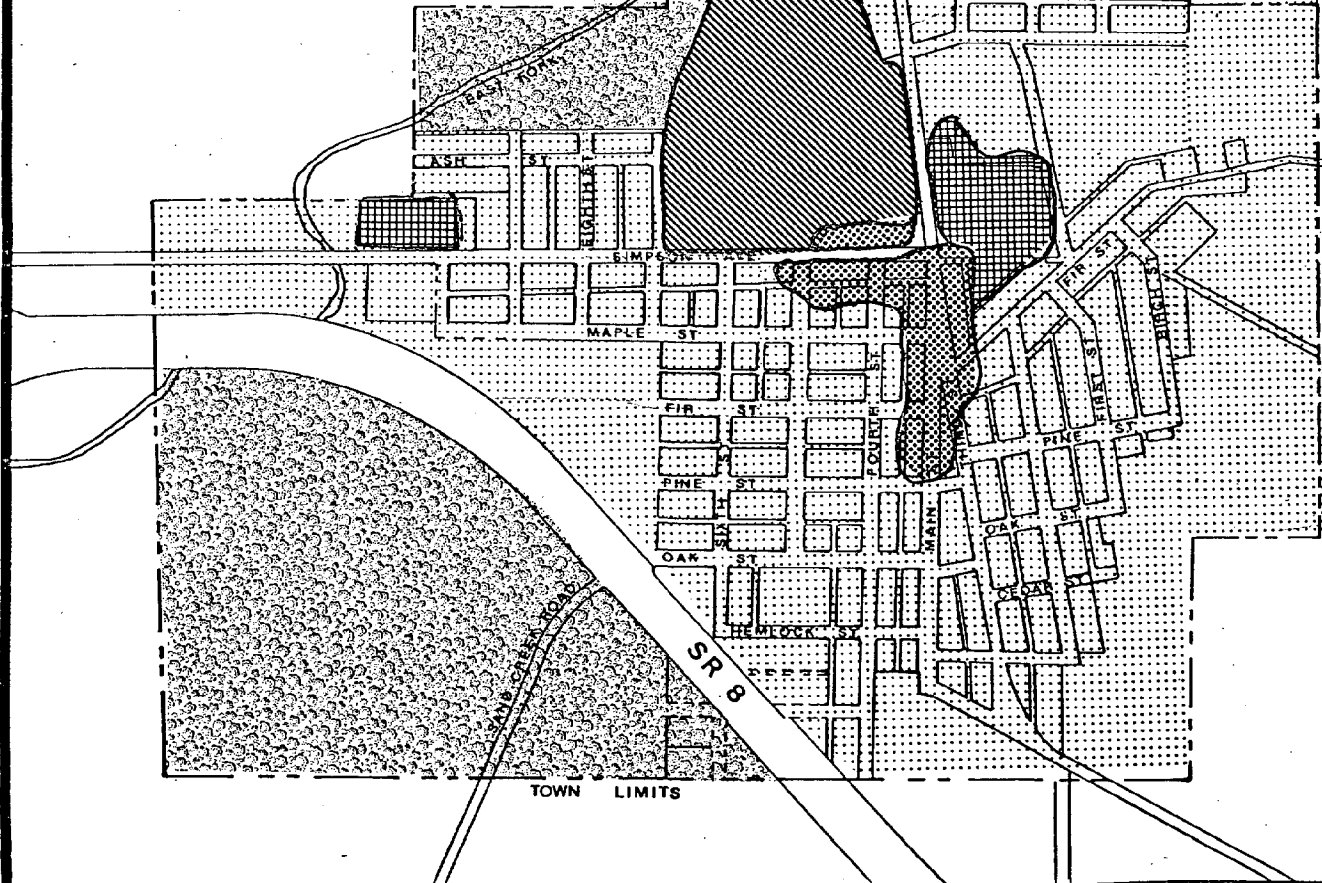
# TOWN OF McCLEARY LAND USE PLAN 1978

Map preparation was financially aided through a grant from the Washington State Department of Ecology with funds obtained from the National Oceanic and Atmospheric Administration, and appropriated for Section 308 of the Coastal Zone Management Act and through a grant from the Washington Public Power Supply System.

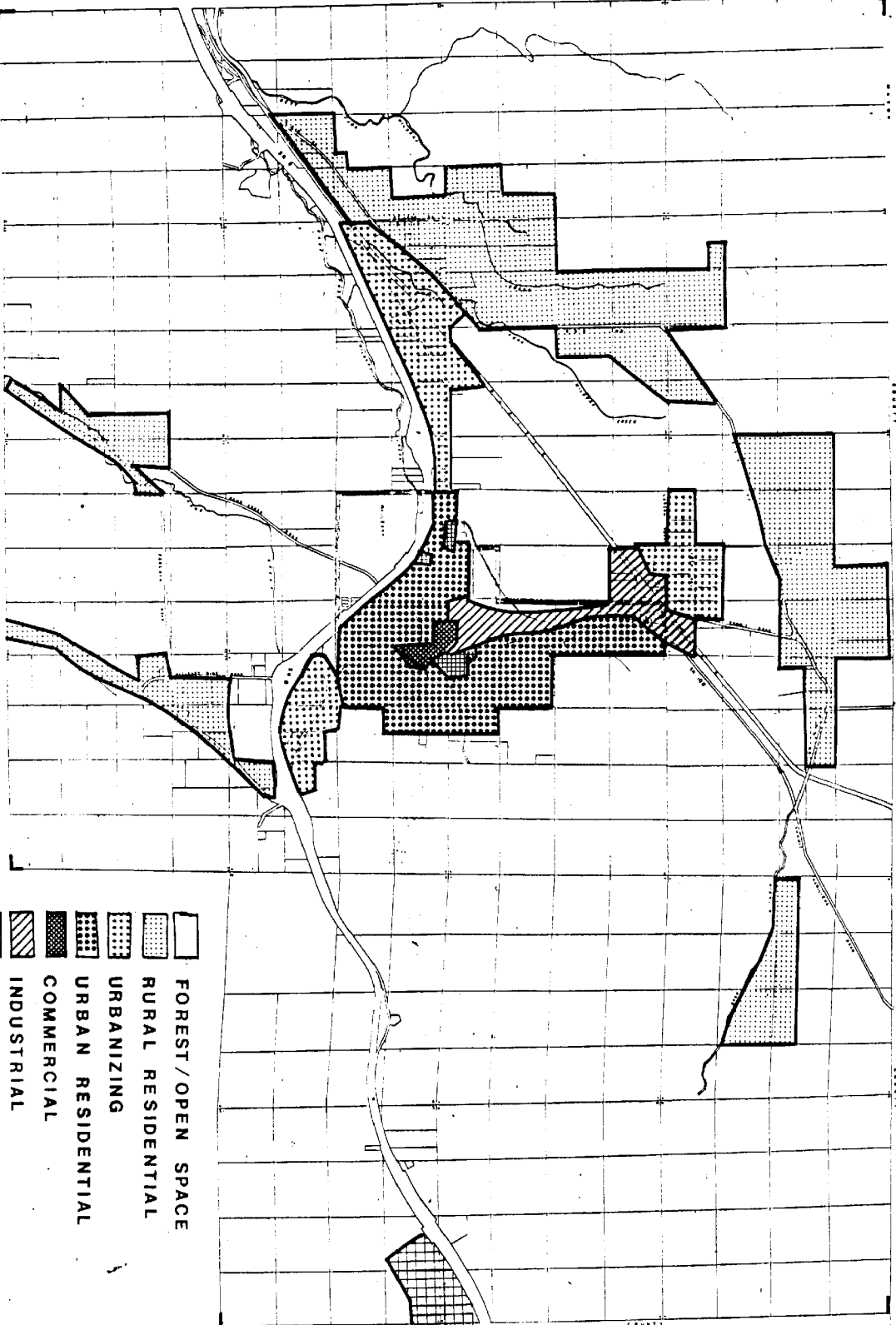
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-  RESIDENTIAL
-  COMMERCIAL
-  INDUSTRIAL
-  PUBLIC/SEMI-PUBLIC
-  FOREST



# McCLEARY PLANNING AREA GRAYS HARBOR COUNTY, WASHINGTON **LAND USE PLAN**



-  FOREST/OPEN SPACE
-  RURAL RESIDENTIAL
-  URBANIZING
-  URBAN RESIDENTIAL
-  COMMERCIAL
-  INDUSTRIAL
-  PUBLIC/SEMI-PUBLIC

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## Residential Areas

### A. Urban Residential

1. Purpose - This designation exists to preserve small-town qualities enjoyed by area residents in the face of rapid growth and development by limiting development density.
2. Description - This designation limits the residential density to 15 units per block or 9 units per acre as determined by the Town Council. While multi-family structures are allowed, single-family structures are most prominent.
3. Criteria for Designations - Areas within this designation should:
  - a) fall within the Town's boundaries,
  - b) be adequately served by water and sewer facilities,
  - c) be situated on stable, non-flooding grounds, and
  - d) be located in areas encompassing the central business area and manufacturing districts.

Areas to be avoided by this classification include lands susceptible to flooding and lands designated for industrial or commercial uses.

4. Compatible Uses - Compatible uses in these areas may include, but are not necessarily limited to parks, schools, churches, and other public and semi-public uses provided such uses will not create a significant traffic or parking problem and provided water and sewer facilities are capable of supporting such development. The Town Council should determine the compatibility of other uses to these areas.

### B. Urbanizing Residential

1. Purpose - This classification allows designation of areas most suitable for Town expansion when determined necessary by the Town Council and the County Commissioners.
2. Description and Criteria for Designation - These areas are located adjacent Town boundaries on:
  - a) lands most suitable to support building foundations,
  - b) lands most suitable to manage septic systems without endangering public health or those lands requiring least expense or effort on the Town's part to install appropriate septic disposal mechanisms.

- c) lands most accessible to major transportation lines,
- d) lands having significant residential development in relation to surrounding areas, and
- e) lands sloping less than 20% (1 foot rise for every 5 horizontal feet).

This designation should not occur in areas where increased population densities would require extensive improvement or expansion of existing capital facilities (road, water or sewer facilities).

Residential density should not exceed that allowed in "urban residential" designations.

#### Rural Residential

1. Purpose - This designation indicates areas generally suitable for very low residential density development. It allows needed residential development which will not impact the Town's capital infrastructure. Water and sewage disposal mechanisms could be provided by individual dwelling owners provided it has no impact upon Town systems.
2. Description and Criteria for Designation - The lands lie primarily adjacent minor roads and existing sparse residential lots within the planning area. In these areas development does not exceed 4 residential units per acre or the capacity of land to adequately manage septic tank systems, whichever is of lesser density.

These areas should not occur where increased development density will negatively impact McCleary's existing water sources or the water wells of established residential developments.

As with other residential designations, development densities in these areas should not exceed the soil's capacity to support building foundations.

Land slope should equal less than 20% (rise of 1 foot for every 5 horizontal feet).

#### C. Commercial

1. Purpose - This designation is intended to provide and reserve adequate space for the commercial and professional services of the McCleary area.
2. Description - This classification includes a range of commercial and

professional services which are not dependent upon a large volume of regional traffic and which serve primarily the needs of immediate environs. Such uses should be concentrated in the center portion of Town and residential or industrial uses in areas designated "commercial" should be discouraged. Commercial uses are also discouraged in areas outside the main commercial area and should be allowed only on a conditional basis.

3. Criteria for Designation - Lands within this designation should be adjacent other commercial activities in the area and directed towards the center of Town as shown on the Town Plan Map. Linear extension beyond 5th or 6th Street along Simpson should be avoided.

Commercial development outside the existing boundaries should be allowed on a conditional basis. In establishing new commercial areas, it should be determined that:

- a) the lands are appropriate for commercial use and such development will not be detrimental to downtown commercial services,
- b) adequate traffic circulation facilities exist,
- c) adequate parking for proposed uses is available and,
- d) the use is compatible with surrounding residential uses.

Any commercial activities outside the Town's boundaries should occur in areas designated "urbanizing."

#### D. Industrial

1. Purpose - The purpose of this designation is to provide ample areas for future industrial expansion which will increase the Town's economic base.
2. Description - Uses within this description include mills and other industrial activity. All uses which are not enclosed and/or which have high noise, odor, water pollution, or vibration levels, should be considered on a conditional basis.

These areas will exist primarily in the northwestern section of Town (Simpson and Summit being dividing Streets) where current industrial activity is located.



3. Criteria for Designation - Lands within this designation should be adjacent existing industrial activity when possible. They should also be adjacent to major transportation facilities such as Summit-Simpson Roads and the east-west railroad.

Since these lands will supply the Town's future economic well-being, manufacturing uses in areas designated "industrial" will take priority over other uses. Residential development should be discouraged in these industrial areas and commercial activities should occur only on a conditional basis.

Lands within Town limits southeast of Summit Road and Summit Acres development and south of Simpson Avenue should not be classified this designation.

#### Other Designations

Forest/Open Space - This designation includes all commercial forest lands. It also includes non-commercial forests where:

- 1) soil and slope factors limit development potential or
- 2) limited access to roads or water limit development potential.

Public/Semi-Public - Those areas owned by the public at large and open to public use are considered "public" and those privately owned areas open for general public use are considered "semi-public." Both are included in one category on the map. Public areas include parks, streets, and schools. Examples of semi-public areas include churches, some medical facilities, and cemeteries.

## THE CIRCULATION PLAN FOR MCCLEARY

The circulation element of this comprehensive plan has several purposes. The first and most important is to aid in planning and coordinating a system of streets and roads which maximize the safety and efficiency of the movement of people and goods within and around the city. This coordination takes the form of a circulation plan map where the streets and roads are given certain roles within the system. These roles are determined from: 1) the type of street or road and how much it is used, 2) the present and projected population of the area and the anticipated distribution of that population within the area, and 3) the location of traffic "magnets" such as industrial areas and freeways.

The circulation element is also intended to improve access to property, to provide policy direction in the development of capital improvement plans, and to reinforce the land use element of this plan.

### DEFINITIONS

The elements of any circulation system - the streets, roads, and highways share two primary functions. First, they provide access to abutting property, and second, they provide a pathway for the movement of people and goods between points. In addition, these elements provide open space, air and light, as well as serving as elements in the design of neighborhoods. However, the degree to which streets serve these functions necessitates categorization of these facilities into several groups.

#### Local Streets:

Streets in this role emphasize the first of the two primary functions - access to abutting property - with minor local traffic movement involved.

#### Collector Streets:

These streets collect vehicular traffic from the local streets, and direct it to the larger arterials. There are stop signs at the side streets.

#### Arterials:

These streets provide for through traffic movement between areas and across the city. They also provide direct access to abutting property though that is

not their primary function. They are also often subject to entrances, exits, and curbs.

Highways:

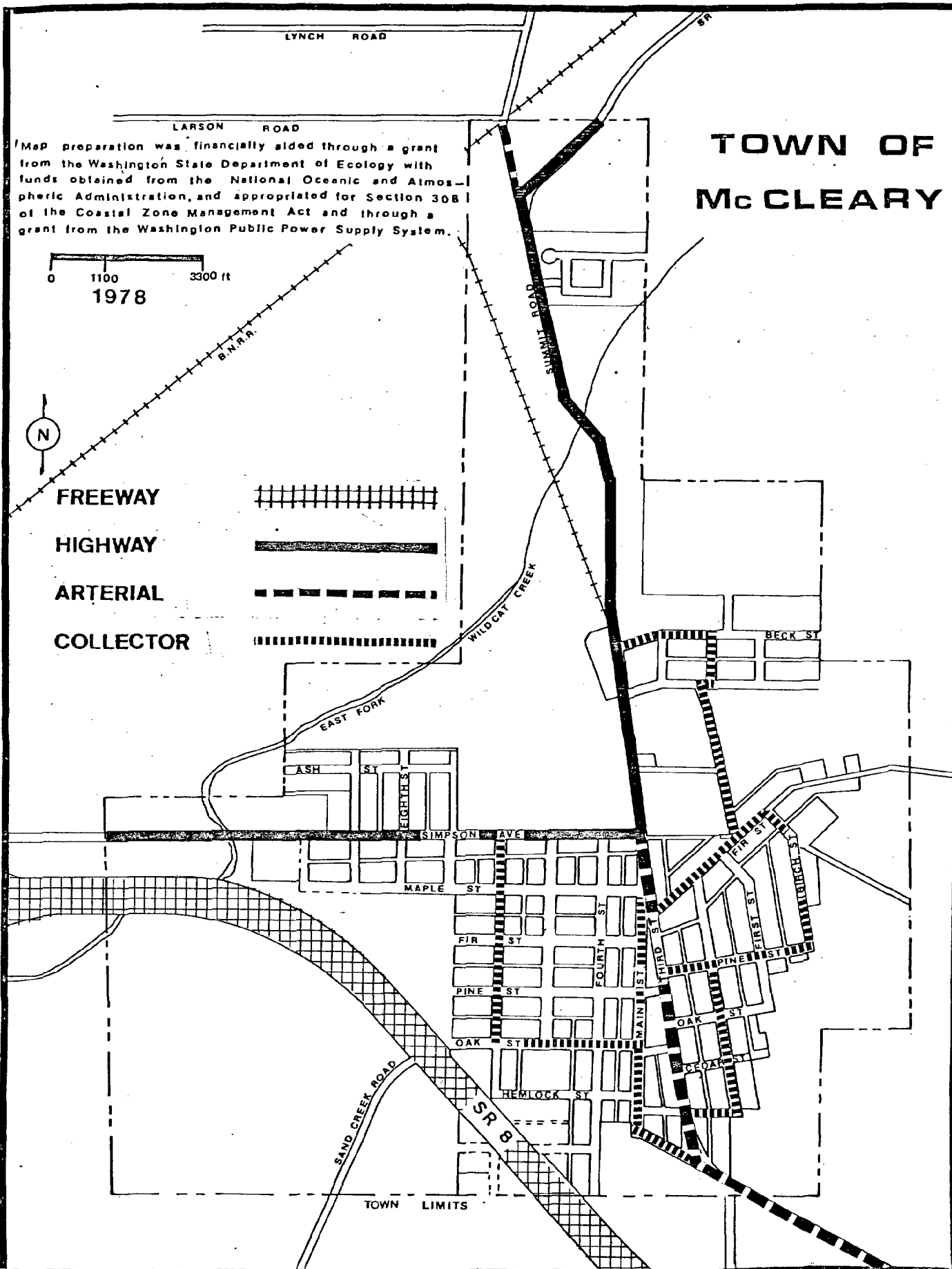
These roadways link major destination points within the area, such as Central Business Districts and towns in general, and provide for through traffic movement between them with some direct access to abutting property, though this is not their major function.

Freeways:

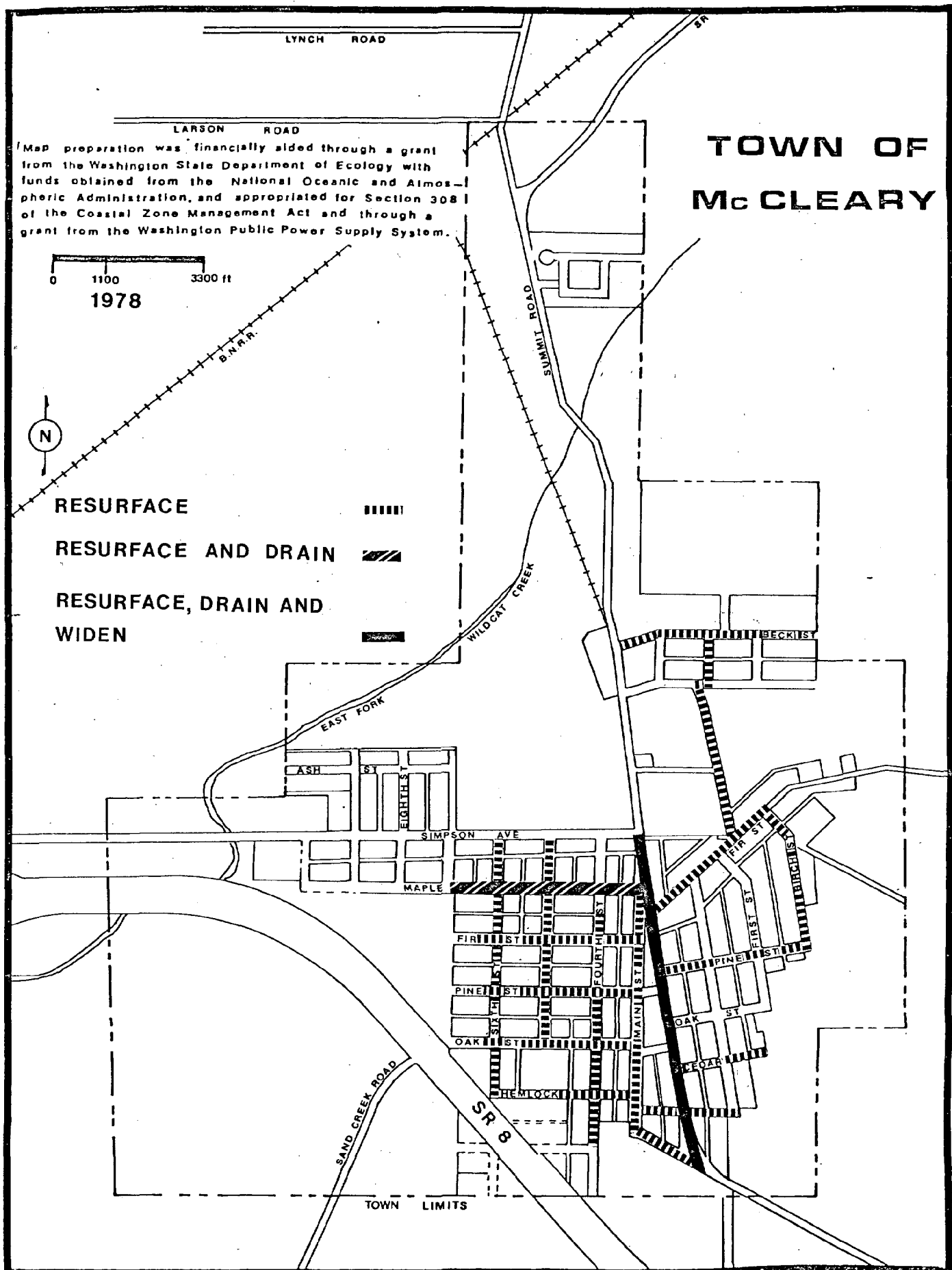
Freeways provide for the expeditious movement of large volumes of through traffic between points in different regions and are not intended to provide little or no access to abutting property. State Route 8 is such a road.

The following map locates the freeways, highways, arterials, and collectors either proposed or existing - within the Town. All streets not otherwise designated are designated local streets.

A subsequent map, the Streets Improvement map, lists the location and approximate times of improvements needed to implement the Circulation Plan. These improvements are contained within the city's present Six-Year Comprehensive Street Program.



## CIRCULATION PLAN



# URBAN CONSTRUCTION NEED

DESIGNATED IN THE 1977 URBAN ARTERIAL PROGRAM

